

Tom Federle
Principal
tfederle@archipelagona.com
207 558-0102

One Dana Street
Portland, Maine 04101

February 25, 2026

Planning Board
Town of Gouldsboro
PO Box 68
Prospect Harbor, ME 04669

Re: Bottom Line Fisheries, Inc., 39 Francis Pound Road: Site Plan Review

Dear Members of the Gouldsboro Planning Board:

On behalf of my clients Bottom Line Fisheries, Inc., please find enclosed submission of our Site Plan Review application for the mobile food trailer proposed to be located at 39 Francis Pound Road. We respectfully request that this application be placed on the Planning Board's March 17th agenda for its full consideration of the matter. Eight copies of the following documents are attached:

1. Site Plan Review application
2. Authorization
3. Corporation license
4. Deed
5. Tax map
6. FEMA flood insurance rate map
7. Shoreland zone map
8. Project narrative
9. Photographs
10. 1000' abutters list
11. Project site plan

Thank you in advance for your consideration of this matter.

Sincerely,



Tom Federle

Application for Site Plan Review

-Instructions for Applicants-

Notes to Applicants:

- Your application for Site Plan Review (SPR) will not be considered complete until all required information, plan(s), and attachments have been submitted to the Planning Board.
- You are strongly advised to read the furnished [Site Plan Review Ordinance](#) and meet with the Planning Board prior to completing the application, to share information about the proposed development and to become better informed about all necessary information to be submitted for review.

Step 1: Prepare and Submit a Site Plan Review Application

- The application form provided by the Town must be completed with all information that applies to the project as required by the standards in the ordinance. This will allow the Planning Board to review the application against the ordinance standards to determine if all pertinent information has been included.
- The application must include a detailed and scaled map of the site, which may be hand drawn or drafted by a professional. All measurements, dimensions and locations of site elements (such as buildings, well, septic, parking, signs etc.) as outlined in the ordinance must be accurately reflected on this site plan.
- Some of the required information includes (but is not limited to) a copy of deed, copy of certified survey map, copy of portion of Town tax map with map and lot#, names and address of all property owners within 1000 feet of applicant's property, etc. The completed application and attachments (8 copies) and accompanying fees as described in the Ordinance must be submitted at the Town Office for the Planning Board Chairman. A receipt will be given to the applicant and a copy to the Planning Board and CEO.
- In order for the Planning Board to become more fully informed about the proposed development they may arrange for an inspection of the site. Such site inspection will be conducted by the Planning Board accompanied by the applicant
- The site inspection may be conducted after the pre-application conference or after the initial review of the site plan application.

Step 2: Review of submitted Site Plan Review Application by CEO and Planning Board

- The Planning Board shall mail notification of the proposed development to all property owners within 1,000 feet of the parcel on which the development is proposed.
- Within 30 days of receipt of the completed application and fees, the CEO and Board will review the submitted application and site plan to determine if the application is complete.
- If the application is determined to be incomplete. The Board will specify in writing to the applicant, the additional information required to make the application complete.
- The Board will not consider the application until the additional information is submitted to the Board.

Step 3: Final Review, Public Hearing, and Decision by Planning Board

- As soon as the Board has determined the application to be complete, they will notify the applicant in writing and also be sent written notice of the date, time, and place of the public hearing where the application is to be considered, to the applicant and all persons who received notice in Step 2.
- The Board will take final action on the application within 30 days of the Public Hearing.
- The Board will vote to deny, approve, or approve the application with conditions.

Approximate Fees for Site Plan Review: \$350.00

Site Plan Review Application

Submit fees along with eight copies of application, site plan, and all attachments.

Please label all attachments with applicant's name and purpose of attachment.

*Complete entire Application. if an item is not applicable, indicate N/A

General Information

- Name of property owner: Bottom Line Fisheries, Inc.
- Address of owner: PO BOX 108, Prospect Harbor, ME 04669
- Owner's telephone No. Home: 207-479-3431 Cell: 207-557-6249
- Name of applicant (if different than owner): Tom Federle / Archipelago (agent)
- Address of applicant: 1 Dana Street, Portland, ME 04101
- Applicant's telephone No. Home: N/A Cell: 207-558-0102
- If applicant is a corporation, state whether the corporation is licensed to do business in the State of Maine.
Yes [] No [] If yes, attach copy of the Secretary of State Registration
- Name, address and phone number of applicant's authorized agent/representative (attach letter of authorization)
- Name: Tom Federle/Archipelago
- Address: 1 Dana Street, Portland, ME 04101
- Phone: 207-558-0102
- If applicable, name, address and phone number of Professional Engineer, licensed Land Surveyor, or Professional Planner who assisted in preparing site plan:
- Name: _____
- Address: _____
- Phone: _____
- Registration/License No.: _____
- What interest does the applicant have in the project? (owner, agent, etc.) Agent
- General description of the proposed use or activity: Please see attached
- Attach a copy of deed to property, an option to purchase the property, or other documentation to show right, title, or interest in the property on the part of the applicant.
- Location of Project: Book 7292 Page 929 (from Registry of Deeds)
- Location of Project: Map 43 Lot 24B (from Assessor's Office)
- Using a reduction of town tax maps, show location of property with adjoining lots and roads. Attach a list of names and addresses of all property owners within 1,000 feet of all property boundaries Attach a list of names and addresses of all property owners within 1,000 feet of all property boundaries.
- Attach a list of names and addresses of all property owners within 1,000 feet of all property boundaries.
- Attach a certified survey map of the property that has been developed, produced by a registered land surveyor, which includes bearings and lengths of all property lines.
- Is any portion of the property located within a mapped Shoreland Zone (SZ) &/or a mapped Special Flood Hazard Area (SFHA)? Yes No [] If yes, indicate what zone: SZ CFMA SFHA Zone AE

Existing Development

Attach a project site plan that includes the following existing elements:

- North arrow, map scale, legend &/or labels, date. (Scale may not be more than 100 feet to the inch for that portion of the lot being proposed for development)
- Setback lines for buildings and yards
- Indicate type of zone and location of zoning district boundaries (shoreland zone and floodplain).
- Location & size of existing culverts, drains, on-site waste disposal systems, underground tanks.
- Location of existing wells, power lines, telephone lines and poles
- Location, dimensions, and ground floor elevation of all existing buildings on the site
- Locations, names, and widths of existing streets, easements, rights of ways, etc., within or adjacent to site
- Location of intersecting roads or driveways within 300 feet of the site
- Location, dimensions, and lighting of existing signs.
- Location and dimensions of existing driveways, parking and loading areas, walkways and sidewalks on or immediately adjacent to the site

Proposed Development

Include on the same project site plan (or create a separate site plan) the following proposed elements:

If creating separate site plan include elements listed above that will remain the same

- Location, dimensions, and ground floor elevation of all proposed new buildings or building expansions
- Location and dimensions of any changes to, or newly proposed driveways, sidewalks, parking and loading areas (paved or unpaved)
- Location and dimensions of changes to, or newly proposed wastewater disposal system and water supply
- Location of proposed landscaping and buffering
- Location and dimension of any proposed on-site waste collection or storage facilities, including screening
- Location, dimensions, and lighting of any proposed signs

NOTE: Site plan must have signature block titled "Approved: Town of Gouldsboro Planning Board" and have space for signatures of Planning Board members and date.

- Estimated demand for water supply and evidence of adequacy for proposed use:
Describe here or attach statement: N/A
- Estimated demand for sewage disposal and evidence of adequacy for proposed use:
Describe here or attach statement: N/A
- If new or replacement on-site sewage disposal is proposed, attach soil test pit data.
- How will all solid waste (trash, recyclables, etc.) be handled? Off site dumpster
- If applicable, attach copies of any solid waste (trash) disposal/recycling contracts.
- Estimate of daily traffic to be generated: Approx. 20 vehicles
- Estimate of the peak hour(s) for traffic: 11am-6pm, Monday through Sunday, Memorial Day through Columbus Day.
- Explain changes in traffic flow into the site or off of the site due to proposed development:
Describe here or attach statement: There are existing businesses on site, no change in flow expected
- Measures to be taken to preserve environmentally sensitive & natural drainage areas within the project area:
Describe here or attach statement: No Drainage necessary
- If applicable, have other permits required by town/state /federal agencies been applied for and received

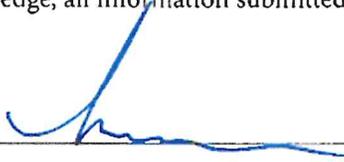
	Applied For	Recieved
Town (Type of Permit): _____	Yes [] No []	Yes [] No []
State (Type of Permit): <u>N/A</u>	Yes [] No []	Yes [] No []
Federal (Type of Permit): <u>N/A</u>	Yes [] No []	Yes [] No []

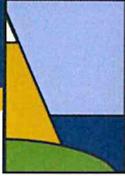
Proposed Development Cont.

- Attach copies of any existing covenants or deed restrictions.
- Estimated Cost of Project de minimus Start Date: May 2026 Projected Completion Date: No construction

*Planning Board may request evidence of applicant's technical & financial ability to carry out proposed project

To the Best of my knowledge, all information submitted on this application is true and correct:

Applicant Signature:  Date: 2/24/2024



Archipelago

Law • Science • Policy

Tom Federle
Principal
tfederle@archipelagona.com
(207) 558-0102

One Dana Street
Portland, Maine 04101

To whom it may concern:

Bottom Line Fisheries, Inc., owner of property located at 39 Francis Pound Road, Gouldsboro, Maine, hereby authorizes Tom Federle and Archipelago, to submit applications on its behalf to the Town of Gouldsboro, and to represent it before the Town and the Planning Board. Mr. Federle has been instructed to submit a new application for the seasonal placement of a mobile food trailer located at 39 Francis Pound Road, Gouldsboro.

BOTTOMLINE FISHERIES, INC.

By: Dan Rodgers
Its: Authorized Officer

Date: 2/22/26



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue Feb 24 2026 14:41:55. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
BOTTOM LINE FISHERIES, INC.	20130949 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
05/06/2013	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Principal Home Office Address

Physical

39 FRANCIS POUND ROAD
COREA, ME 04624

Mailing

P. O. BOX 108
PROSPECT HARBOR, ME 04669-0108

Clerk/Registered Agent

Physical

JOSEPH L. FERRIS
23 WATER STREET
STE 400
BANGOR, ME 04401

Mailing

JOSEPH L. FERRIS
P.O. BOX 917
BANGOR, ME 04402-0917

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence (Good Standing) ([more info](#))

[Short Form without amendments \(\\$30.00\)](#) [Long Form with amendments \(\\$30.00\)](#)

BOOK: OR 7292 PAGE:929, # OF PGS: 6
10/11/2023 08:44:57 AM INSTR#: 2023012338
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

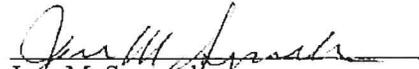
HANCOCK COUNTY MAINE

DLN: 1002340252179
QUITCLAIM DEED WITH COVENANT

JEAN M. SYMONDS, whose mailing address is 34 Francis Pound Road, Corea, Maine 04624, for consideration paid, grants to **BOTTOM LINE FISHERIES, INC.**, a Maine corporation with a mailing address of c/o Daniel E. Rogers, President, P.O. Box 108, Prospect Harbor, Maine 04569, with QUITCLAIM COVENANT,

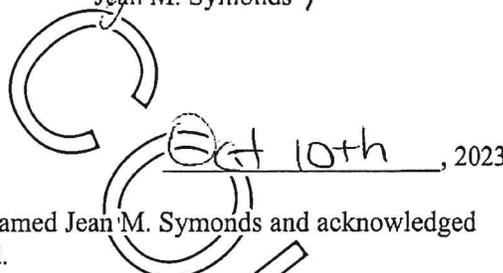
A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Corea, Hancock County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

The Grantor has set her hand and seal this 10th day of Oct 2023.

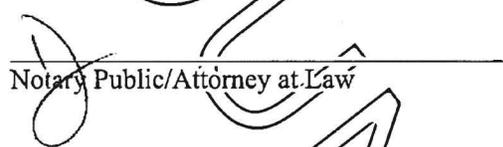

Jean M. Symonds

STATE OF MAINE
COUNTY OF HANCOCK

Personally appeared before me, the above-named Jean M. Symonds and acknowledged the foregoing instrument to be her free act and deed.


Oct 10th, 2023

Meghan Tanner
Notary Public, State of Maine
My Commission Expires Jan. 15, 2029


Notary Public/Attorney at Law
Type/print name of Notary Public
Commission expires:

HANCOCK COUNTY MAINE

**EXHIBIT A
JEAN M. SYMONDS
TO
BOTTOM LINE FISHERIES, INC.
PROPERTY DESCRIPTION**

PROPERTY: 34 Francis Pound Road, Corea, Maine 04624

A certain lot or parcel of land, together with the buildings or improvements thereon, situated in the Town of Corea, County of Hancock, State of Maine, being a portion of the premises described in a deed from Gerald A. Packard and Linda A. Packard to Jean M. Symonds and Dorothy L. Kemske, dated September 26, 1975 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1235, Page 232, with further reference to an Affidavit of Survivorship, dated May 13, 2020 and recorded at said Registry in Book 7023, Page 254, bounded and described as follows, to wit:

A lot of land located on a westerly shore of Corea Harbor, in the village of Corea in the town of Gouldsboro, county of Hancock, state of Maine, said lot being the northeasterly portion of the premises of Jean Symonds described in deeds recorded in Bk. 1235, Pg. 232 and in Bk. 7023, Pg. 254, said lot shown as PARCEL A on a survey map by Eastern Surveying Company, Inc. titled "Boundary Survey For: Record Owner DANIEL RODGERS", dated April 10, 2023, said lot more particularly bounded and described as follows:

Beginning at an iron bolt found in ledge at the shore of said Corea Harbor on the northerly bound of a lot of land now, or formerly, of Lee Jones, Rae Woodsum & Douglas Woodsum, Trustees described in a deed recorded in Bk. 7040, Pg. 820, said bolt labeled A on said map, said bolt having an approximate Grid Coordinate value of 205684.36 Ft. North & 2271197.15 Ft. East;

Thence N 73° 45' 05" W, 29.52', along the northerly bound of said Jones, Woodsum & Woodsum lot, to a point;

Thence by lines of division through said Symonds premises the following 4 courses:

- 1) N 17° 50' 14" E, 63.23' to a magnetic nail set in ledge labeled C on said map;
- 2) N 17° 50' 14" E, 34.43';
- 3) N 56° 45' 15" W, 59.71';

4) N 40° 52' 06" W, 76.93' to a point on the southerly bound of a lot of land now, or formerly, of John III & Lori Berkey described in a deed recorded in Bk. 4135, Pg. 43;

Thence N 68° 54' 58" E, 6.46', along the southerly bound of said Berkey lot, to an iron bolt found in ledge at the easterly corner thereof;

Thence N 68° 54' 58" E, 39.74', along the southerly bound of a lot of land now, or formerly, of Leonard Young described in a deed recorded in Bk. 6457, Pg. 200, to the northwesterly corner of a lot of land of Jean Symonds & Daniel Rodgers described in a deed recorded in Bk. 2792, Pg. 74;

Thence S 35° 32' 33" E, 44.98', along the southwesterly bound of said Symonds/Rodgers lot, to a point;

Thence S 59° 48' 11" E, 16.09', along the southwesterly bound of said Symonds/Rodgers lot, to a point at the southerly corner thereof, said point labeled D on said map, said point bearing N 5° 24' 55" W, 164.80' from the bolt in ledge referenced at the point of beginning;

Thence N 48° 53' 16" E, 60'±, along the southeasterly bound of said Symonds/Rodgers lot, to a point that was at the approximate mean high water line of Corea Harbor, now buried under a wharf;

Thence generally southeasterly and southwesterly, 270'±, along said mean high water line of Corea Harbor, to a point on the northerly bound of said Jones, Woodsum & Woodsum lot;

Thence N 73° 45' 05" W, 2'± to the iron bolt referenced at the point of beginning;

Containing .39± acres;

Included with the above described lot is any interest that Jean Symonds may have between the mean high water line and the low water line of Corea Harbor adjacent to the shore of the above described lot as allowed by the laws of the state of Maine;

Subject to Easement B shown on said map for shore access, the boundaries of said easement described as follows:

Beginning at a point on the westerly bound of the above described lot, said point bearing N 17° 50' 14" E, 28.94' from said magnetic nail set in ledge labeled C on said map;

Thence N 17° 50' 14" E, 5.49', along the westerly bound of the above described lot, to a point at a corner of said lot;

Thence N 56° 45' 15" W, 59.71', along a southwesterly bound of the above described lot, to a point;

Thence N 44° 44' 54" E, 28.55', through the above described lot, to a point;

Thence S 51° 03' 37" E, 110'±, through the above described lot, to a point in the approximate mean high water line of said Corea Harbor;

The S 51° 03' 37" E to a point in the low water line of said Corea Harbor;

Thence generally southwesterly, along said low water line, to a point;

Thence N 51° 03' 37" W, to a point in the approximate mean high water line of said Corea Harbor;

Thence N 51° 03' 37" W, 55'±, through the above described lot, to the point of beginning;

Also subject to Restrictive Easement C shown on said map, within which no structures are to be constructed that block the view of the shore from the Symonds house shown on said map, the limits of said easement bounded southerly by the northerly bound of said Jones, Woodsum & Woodsum lot, westerly by the westerly bound of the above described lot, northeasterly by the southwesterly sideline of the above described Easement B and easterly by the approximate mean high water line of said Corea Harbor;

Included as appurtenant to the above described lot is Easement A for access and utilities, including use, maintenance & replacement of underground propane tank referenced on said map, the boundaries of said easement described as follows:

Beginning at a point on the northerly bound of said Jones, Woodsum & Woodsum lot at the southwesterly corner of the above described Parcel A;

Thence N 73° 45' 05" W, 24.10', along the northerly bound of said Jones, Woodsum & Woodsum lot, to a northerly corner thereof labeled E on said map, said point being in the traveled way of a gravel driveway;

Thence through said Symonds premises the following 3 courses:

- 1) N 35° 46' 05" W, 10.00' to a point;
- 2) N 31° 49' 57" E, 28.89' to a point;
- 3) N 14° 33' 27" W, 116.68' to a point on the southwesterly bound of the above described Parcel A;

Thence S 40° 52' 06" E, 35.23', along the southwesterly bound of the above described Parcel A, to a point at the westerly corner of the above described Shore Access Easement B;

Thence S 56° 45' 15" E, 59.71', along the southwesterly bound of the above described Parcel A, and along the southwesterly bound of the above described Shore Access Easement B, to a point;

Thence S 17° 50' 14" W, 34.43', along the westerly bound of the above described Parcel A, and along the westerly bound of the above described Shore Access Easement B and along the westerly bound of the above described Restrictive Easement C, to said magnetic nail set in ledge labeled C on said map;

Thence S 17° 50' 14" W, 63.23, along the westerly bound of the above described Parcel A, and along the westerly bound of the above described Restrictive Easement C, to the point of beginning;

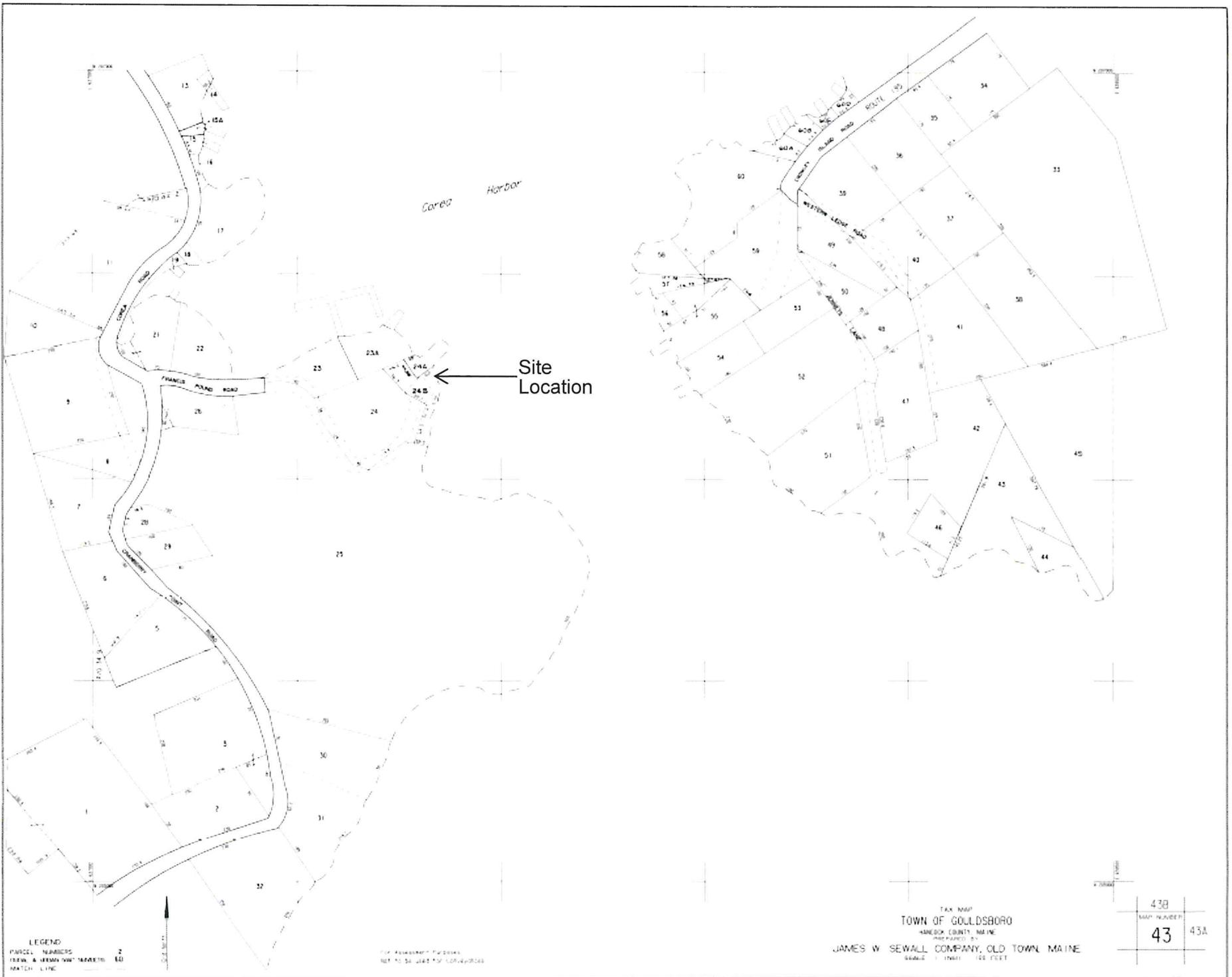
Also included as appurtenant to the above described Parcel A is a 20 foot wide right of way along Frances Pound Road from the northwesterly corner of said Symonds premises, along the southwesterly and southeasterly bounds of said premise, to the southwesterly bound of the above described Easement & Utility Easement A, the centerline of said right of way being coincident with the southwesterly and southeasterly bounds of said Symonds premises;

Bearing orientation and the above referenced coordinate are referenced to Grid North of

ME CS 2000, East Zone, (FIPS 1811), NAD 83 (NSRS2011), Magnetic North having been observed in 2022 to be $14^{\circ} 40' \pm$ west of Grid North.

The above description of the premises is described as Lot A which is depicted on a Boundary Survey prepared for Daniel Rodgers, by Eastern Surveying Co., dated April 10, 2023 and attached hereto. Also conveying an additional 3,100 \pm square feet abutting Lot A, being a portion of the premises described in a deed from Dorothy L. Kemske and Jean M. Symonds to Dorothy L. Kemske, Jean M. Symonds and Daniel Eric Rodgers, dated December 11, 1998 and recorded in the Hancock County Registry of Deeds in Book 2792, Page 74.

HANCOCK COUNTY



Cove Harbor

Site Location

LEGEND
 PARCEL NUMBERS 2
 STREET & SEWAGE MAINS 10
 MATCH LINE

FOR ASSESSMENT PURPOSES
 NOT TO BE USED FOR CONVEYANCES

TAX MAP
 TOWN OF GOULDSBORO
 ANDROSCOG COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1" = 125 FEET

43B	
MAP NUMBER	
43	45A

National Flood Hazard Layer FIRMette



67°58'38"W 44°24'6"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- CROSS SECTIONS**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- OTHER FEATURES**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

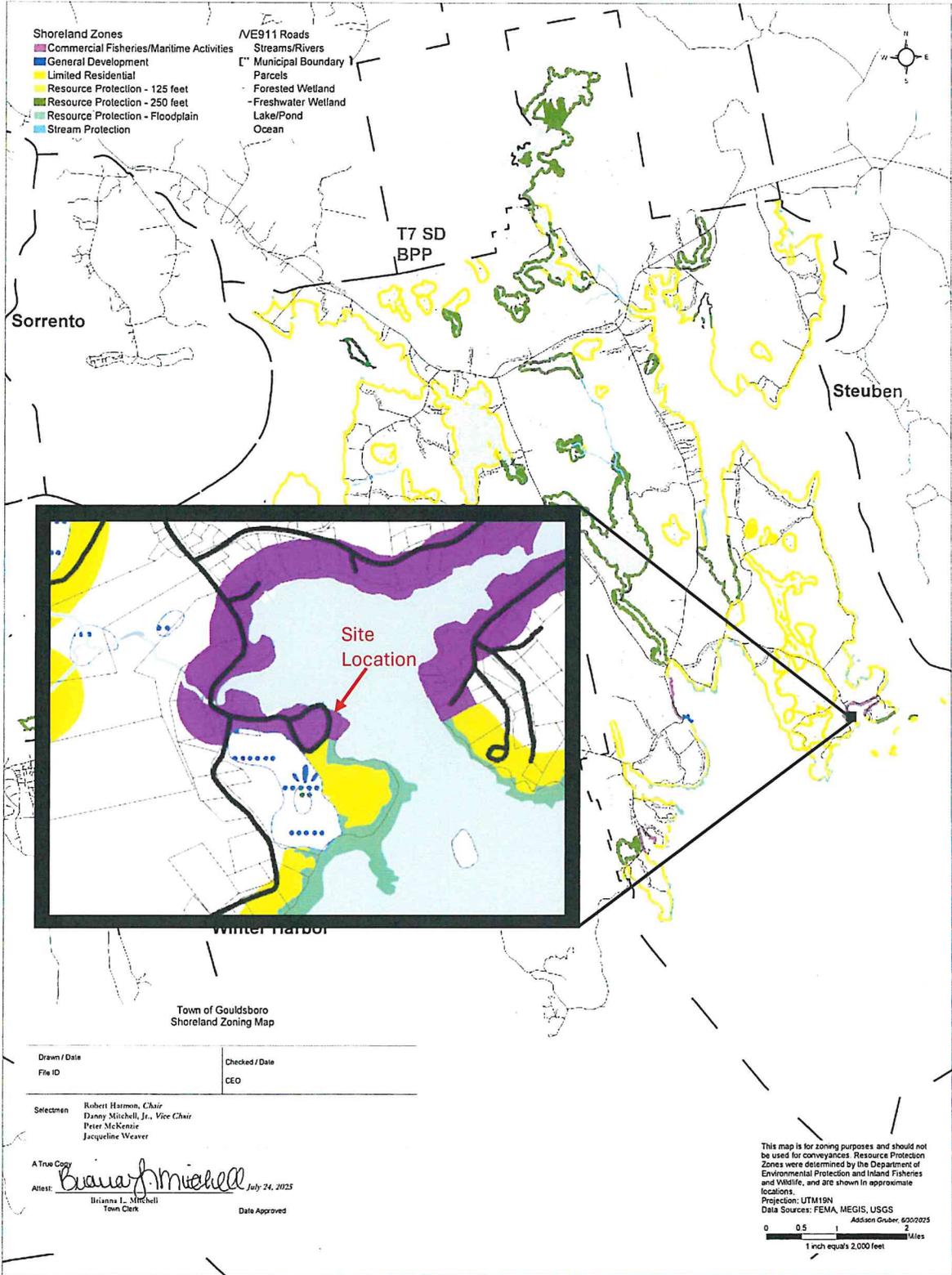
- MAP PANELS**
 - The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/18/2026 at 8:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Thomas B. Federle
Principal
tfederle@archipelagona.com

1 Dana Street
Portland, Maine 04101
207 558-0102

--Sent Via Email & US Mail--

February 24, 2026

Deirdre McArdle
Planning Board Chair
Town of Gouldsboro
59 Main Street
Prospect Harbor, ME 04669
dmcardle@gouldsborotown.com

RE: Attachment to Site Plan and Shoreland Zoning Application of Bottom Line Fisheries, Inc.

Dear Ms. McArdle and Members of the Gouldsboro Planning Board:

I am representing Bottom Line Fisheries, Inc. ("Bottom Line") and its owners Dan and Melissa Rodgers. Bottom Line is applying for Site Plan and Shoreland Zoning approval for its seasonal food trailer that it successfully operated in the summer of 2025. Please accept this letter as a supplemental attachment to the application.

Introduction: 2025 Planning Board Approval. In March of 2025, Bottom Line applied to the Planning Board for Site Plan Review for a seasonal mobile food trailer to serve food and drinks at its property located at 39 Francis Pound Road in Corea. The primary purpose of the food truck was to supplement Bottom Line's lobster bakes by making available a small alternative food option for their non-lobster loving customers. This became necessary when other local businesses could no longer accommodate the guests of Bottom Line as they had in the past.

The Planning Board held a public hearing on the application on May 6, 2025. Comments from the public hearing and from the Planning Board's deliberation, as memorialized in the recording of that hearing, demonstrate an overall appreciation from all who spoke for the way that Dan and Melissa have operated Bottom Line as good neighbors on the working waterfront. Comments were aired that "I have no issue with what [Dan] has done so far..." Dan has done a "beautiful job." Concerns were raised, however, about the potential impact to surrounding properties by adding a seasonal food truck, potential increase in traffic and parking, and the potential impact of more people congregating in the area. A suggestion was made that the Planning Board approve the project with the condition that it review the operation at the end of the season to see how it went in light of the concerns raised by neighbors.

ARCHIPELAGO

The Planning Board, after deliberation on May 6th, approved the application. The approval contained a single condition: that after a season of operating the Planning Board would review the operation. The intent of the review was to determine if Bottom Line operated the food trailer in a manner that adequately addressed concerns raised by neighbors, for example, was there appropriate signage, was parking and traffic managed appropriately, was the operation orderly, were Dan and Melissa responsive to any complaints raised by neighbors?

Bottom Line believes that the 2025 operation went very well and serves as a foundation for approval now. The operation was consistent with that described by Bottom Line when it applied for, and received, the site plan approval. In particular:

1. **No one in the public raised a single complaint or concern with Dan or Melissa throughout the entire 2025 operating season.** The Planning Board last spring encouraged any concerned neighbors to raise complaints with Dan or Melissa so that they would have an opportunity to respond and address any such complaint. Not a single complaint was lodged.¹
2. **No complaint nor concern was raised during the 2025 operating season by the Code Enforcement Officer nor any other Town official.** Dan and Melissa received only compliments from Town officials who stopped by about how well everything was going with the food truck.
3. **Bottom Line never took new food orders at the food truck after 5PM.** The last boat tour returns at 4:30 so people remain onsite, eating their lobster or food truck order after 5PM, but the food truck shut down at 5PM as permitted.
4. **Parking and Traffic Flow Worked Well.** Dan and Melissa observed no problems with parking and traffic flow and, again, received no indications from anyone else that any problems were occurring.

When Bottom Line requested to be placed on the Planning Board agenda for review of its 2025 season, it was instructed to apply anew for Site Plan approval and Shoreland Zoning Approval. Accordingly, Bottom Line has submitted this application.

2026 Site Plan Review. In its new application to this Board, Bottom Line has submitted plans of its operation that are consistent with its operation in 2025. Bottom Line will be bringing back the same food trailer that it used in 2025. Bottom Line will locate the food trailer in the same location. Bottom Line will use the same signage and existing parking area that worked well in 2025. Bottom

¹ After the season ended, and without any communication to Dan or Melissa, Rae Woodsum and Lisa and Bud Mullikin lodged general complaints with the Planning Board.

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Line will continue to oversee the operation of the food trailer to avoid any potential incompatibilities with surrounding property owners. Bottom Line is seeking approval with two operational changes requested in this application. One is to allow the food trailer to operate until 6PM rather than 5PM. The last boat of the day lands around 4:30 PM and the 5PM closing was too rushed for those customers. 6PM is an early close and Bottom Line requests this adjustment to the operation of its food trailer. Additionally, during the short season of operation, Bottom Line requests that the food trailer have the ability to operate seven days per week.

Compliance with Shoreland Zoning—the food trailer is a permitted accessory use and permitted accessory structure. Bottom Line operates its lobstering and touring business in the Commercial Fisheries/Maritime Activities (“CFMA”) District of Gouldsboro’s Shoreland Zoning Ordinance. The Shoreland Zoning Ordinance is clear that “Functionally water-dependent uses” such as Bottom Line’s lobstering and lobster touring activities are allowable in the CFMA District. The Shoreland Zoning Ordinance also establishes that “uses accessory to such water-dependent uses” are allowed in the CFMA District. *See Table of Uses starting on page 14 at #15 and Footnote 5.* Finally, the Shoreland Zoning Ordinance establishes that structures accessory to allowed uses are allowed. *See Table of Uses starting on page 14, at #16.* Bottom Line’s food trailer operation is a seasonal activity accessory to, and in support of, its permitted commercial lobster touring commercial operation.

Bottom Line’s seasonal food trailer, a structure and use accessory to its principal water dependent use of the property, conforms with Gouldsboro’s shoreland zoning standards. In particular, the proposed use conforms with requirements that the use will:

1. *Maintain safe and healthful conditions;*
2. *Not result in water pollution, erosion, or sedimentation to surface waters;*
3. *Adequately provide for disposal of all wastewater;*
4. *Not have an adverse impact on spawning grounds or other wildlife habitat;*
5. *Conserve shore cover, natural beauty and access points;*
6. *Protect archaeological and historic resources;*
7. *Not adversely affect existing commercial fishing or maritime activities in the CFMA District;*
8. *Avoid problems associated with floodplain development and use;*
9. *Conform with Section 15, Land Use Standards. Gouldsboro SZO, sec.16.D.*

The proposal meets all relevant land use standards for uses/structures accessory to water dependent uses/structures. The proposed food trailer makes use of existing infrastructure—drives, parking, waste removal, and site layout to accommodate the incremental demand that the food trailer creates.

The Planning Board acted consistent with its ordinances in May of 2025 when it approved Bottom Line’s application to add the food trailer to its site operations in the CFMA District. Bottom Line’s well-managed operation proved itself in 2025. Its activation of the working waterfront is the envy of many coastal Maine communities.

ARCHIPELAGO

Bottom Line appreciates your time with this matter and respectfully requests that you approve this application. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas B. Federle', with a long horizontal flourish extending to the right.

Thomas B. Federle, Esq

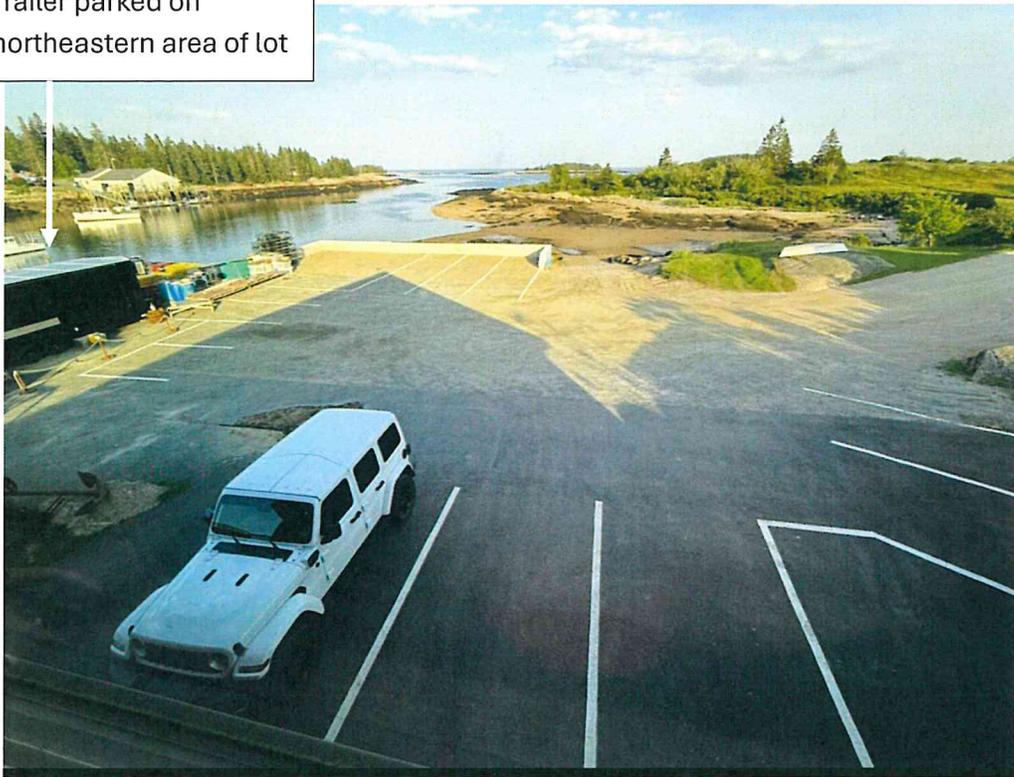
Front view of mobile food trailer



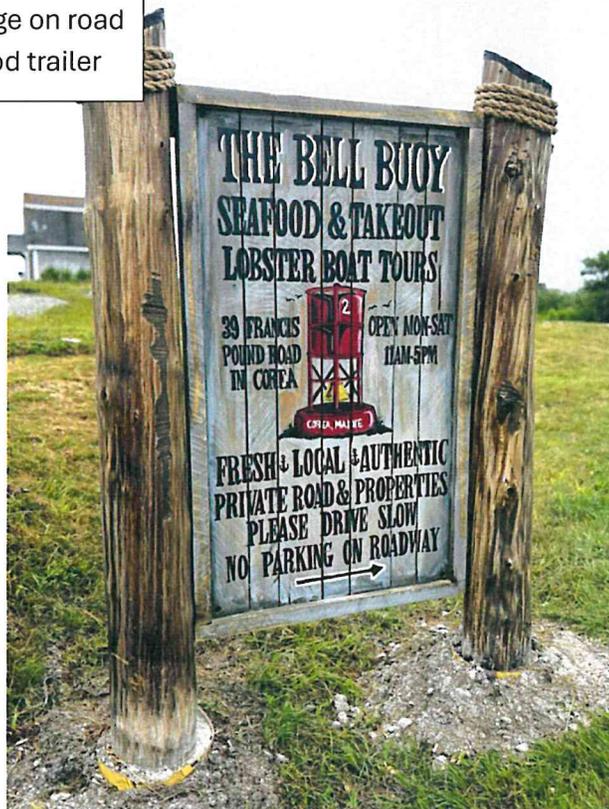
Rear view of mobile food trailer



Trailer parked on northeastern area of lot



Signage on road for food trailer



Owner Name	Address	City, State, Zip
BERKEY, LORI A	PO BOX 102	COREA, ME 04624
YOUNG, LEONARD M	PO BOX 74	COREA, ME 04624
SYMONDS, JEAN M	34 FRANCIS POUND ROAD	COREA, ME 04624
JONES, LEE	36 MCKENNEY POINT ROAD	CAPE ELIZABETH, ME 04107
MULLIKIN, WALTER H	1345 PRIZER ROAD	POTTSTOWN, PA 19465
GROMOLINI, JUNE	PO BOX 72	COREA, ME 04624
MCCLOUD, CATHERINE G - TRUSTEE	PO BOX 143	COREA, ME 04624
LEAVITT, CHRISTOPHER	272 CREEKMORE PLACE	HENRICO, VA 23238
WEAVER ENTERPRISES, LLC	147 GOULDSBORO POINT ROAD	GOULDSBORO, ME 04607
RICH, VIRGINIA I. - TRUSTEE	420 BREVOORT ROAD	COLUMBUS, OH 43214
MINUTILLO, FRANK J	PO BOX 213	COREA, ME 04624
MOORE, GRAY	30 GUSSLE ROAD	GOULDSBORO, ME 04607
CHIRST-JANER, KATHERINE	41 LEONARD PLACE	TRUMBULL, CT 06611
HOOPER, DOUGLAS	1 OZZY'S WAY	GOULDSBORO, ME 04607
BELL, DAVID R	PO BOX 124	COREA, ME 04624
ANDERSON, HERMAN, JR.	PO BOX 34	COREA, ME 04624
MASSEY, KAREN W	55 GRANVILLE ROAD	CAMBRIDGE, ME 02138
BERKEY, CHARLES	PO BOX 58	COREA, ME 04624
SPILLE, CLARE	PO BOX 1531	NEWBURYPORT, MA 01950
VINUEZA, LOUISE	PO BOX 16	COREA, ME 04624
SMITH, TRACY J	41 CRANBERRY POINT ROAD	COREA, ME 04624
SCARLETT, WILLIAM J	PO BOX 144	COREA, ME 04624
TWARDZICKI, CHESTER & SHARYN A. - TRUSTEES	24 TABLOTT FARM DRIVE	MENDON, MA 01756
STREET, MARGARET M	5096 BULL RUN ROAD	ASHLAND CITY, TN 37015
STEAD, PHILLIP & MARGARET - TRUSTEES	PO BOX 214	COREA, ME 04624
COREA LOBSTER COOPERATIVE, INC.	PO BOX 99	COREA, ME 04624
BRIGGS, MORNA	187 CROWLEY ISLAND ROAD	COREA, ME 04624
DUNBAR, LINDA	PO BOX 25	COREA, ME 04624
SOLEY, JAMES J	136 ISLAND AVENUE	PEAKS ISLAND, ME 04108
MORITZ, CHRISTOPHER K	746 FARMERS LANE	WASHINGTON, MO 63090
ORLOFF, DEBBIE	360 COMMERCIAL STREET	ROCKPORT, ME 04856
CROWLEY, BRUCE J	140 CROWLEY ISLAND ROAD	COREA, ME 04624
AMES, R DAVID, JR - TRUSTEE	164 NH ROUTE 25	MERIDETH, NH 03253
CANNER, BARRY	PO BOX 39	COREA, ME 04624
BRIDGES, RYAN J	362 MAIN STREET	BIRCH HARBOR, ME 04613
BISHOP, LESLIE C & KIMBERLY A - TRUSTEES	47 DREXEL DRIVE	NORTH CHELMSFORD, MA 01863
URQUHART, MARIANNE	PO BOX 10	COREA, ME 04624

Proposed Seasonal Mobile Trailer
for:
Bottom Line Fisheries, Inc.
39 Francis Pound Road
Corea, ME

N/F Daniel Rodgers
Map 43 Lot 24A

Flood Hazard
Zone AE

20'x26'
Bait Cooler

Proposed
Mobile Trailer Site

40'x40'
Trap Shop

24' 8.5'

Parking Area
Approx. 20 Vehicles

N/F Bottom Lines
Fisheries, Inc.
Map 43 Lot 24B

Shoreland Zones

- Commercial Fisheries/Marine Activities
- Limited Residential
- Resource Protection - Floodplain

CFMA

Francis Pound Rd

LR

RP

Google Earth

Drawn by: Sophia King / Archipelago
February 20, 2026

100 ft

